181.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	972,900 / 972,900
					USE VALUE:	972,900 / 972,900
					ASSESSED:	972,900 / 972,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		SHELLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOUTSATSOS ANGELA & IOANNIS K	
Owner 2:	TRS / ANGELA MOUTSATSOS TRUST	
Owner 3:		
Street 1:	36 SHELLY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MOUTSATSOS IOANNIS/ETAL -
Owner 2:	MOUTSATSOS ANGELA -
Street 1:	36 SHELLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,550 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1989, having primarily Clapboard Exterior and 3471 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	540,700	700	431,500	972,900
Total Card	0.150	540,700	700	431,500	972,900
Total Parcel	0.150	540,700	700	431,500	972,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 280.29 | /Parcel: 280.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122806

GIS Ref

GIS Ref

Insp Date 07/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 181.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	540,600	700	6,550.	431,500	972,800	972,800	Year End Roll	12/18/2019
2019	101	FV	438,200	700	6,550.	431,500	870,400	870,400	Year End Roll	1/3/2019
2018	101	FV	414,500	700	6,550.	363,700	778,900	778,900	Year End Roll	12/20/2017
2017	101	FV	414,500	700	6,550.	332,900	748,100	748,100	Year End Roll	1/3/2017
2016	101	FV	414,500	700	6,550.	283,600	698,800	698,800	Year End	1/4/2016
2015	101	FV	414,300	800	6,550.	246,600	661,700	661,700	Year End Roll	12/11/2014
2014	101	FV	414,300	800	6,550.	228,100	643,200	643,200	Year End Roll	12/16/2013
2013	101	FV	414,300	800	6,550.	217,000	632,100	632,100		12/13/2012

!14210!

PRINT

Date	Time
12/11/20	04:04:48

LAST REV

Date	Time
11/22/19	09:10:23

jorourke

14210

USER DEFINED

Prior Id # 1:	122806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOUTSATSOS IOAN	73544-557	1	10/29/2019	Convenience	99	No	No		
CHIAVARALLOTI V	25032-460		12/1/1994		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2012	783	Siding	19,598					STRIP & RESIDE
8/16/1994	416		800	C				ADD PLATFORM

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Meas/Inspect	BS	Barbara S
7/17/2012	Info Fm Prmt	BR	B Rossignol
12/5/2008	Measured	355	PATRIOT
12/28/1999	Meas/Inspect	163	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	7									431,549						431,500	

Total AC/HA: 0.15037 | Total SF/SM: 6550 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 431,549 | Spl Credit | Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08749998
Const Adj.:	1.00989902
Adj $ / SQ:	137.283
Other Features:	161717
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640598
Depreciation:	99933
Depreciated Total:	540665

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

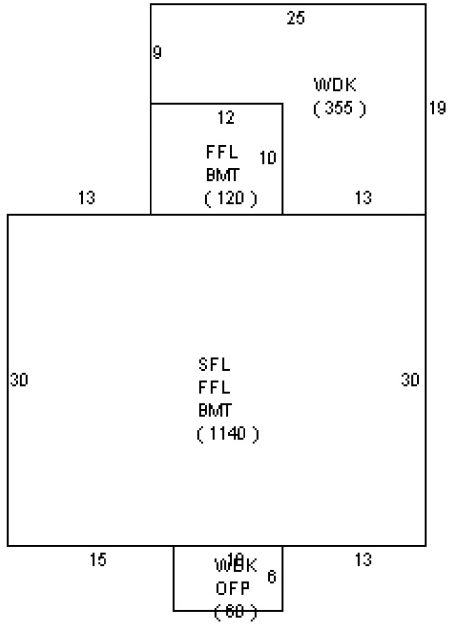
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	151.01
Special Features:	0	Val/Su Net:	130.76
Final Total:	540700	Val/Su SzAd	225.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	67.440	84,975
FFL	First Floor	1,260	137.280	172,977
SFL	Second Floor	1,140	137.280	156,503
WDK	Deck	415	8.490	3,525
OFP	Open Porch	60	44.440	2,666

Net Sketched Area:	4,135			Total:	420,646
Size Ad	2400	Gross Are	4135	FinArea	3471

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	85		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X8	A	AV	1995	7.79	T	19.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700